



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

August 14, 2017

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **August 24, 2017**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting**.

A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules**B. BZA Dockets – Current Comprehensive Zoning Ordinance – Unfinished Business****ITEM 1 – Docket Number: 025-17**

Applicant or Agent:	Margaret B. Smith	
Property Location:	2427 Laurel Street	Zip: 70130
Bounding Streets:	Laurel St., Second St., Constance, & First St.	
Zoning District:	HU-RD2 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: 2
Existing Use:	Single-Family Residence	Square Number: 111
Proposed Use:	Single-Family Residence	Lot Number: B
Project Planner:	Timothy Jackson (thjackson@nola.gov)	

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A (1) (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition onto a single-family residence, resulting in insufficient minimum permeable open space and insufficient minimum interior side and rear yard setbacks. **(AFTER THE FACT)**

Requested Waivers:**Article 11, Section 11.3.A (1) (Table 11-2A) – Minimum Permeable Open Space**

Required: 30%	Provided: 0%	Waiver: 30%
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Article 11, Section 11.3.A (1) (Table 11-2A) – Rear Yard Setback

Required: 12' (20% or 15 feet, whichever is less)	Provided: 0'	Waiver: 12'
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Article 11, Section 11.3.A (1) (Table 11-2A) – Interior Side Yard Setback

Required: 3'	Provided: 0'	Waiver: 3'
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ITEM 2 – Docket Number: 044-17

Applicant or Agent: French Quarter Apartments Ltd. Partnership, John C. Williams Architects
Property Location: 939 Iberville Street **Zip:** 70130
Bounding Streets: Iberville St., Burgundy St., Bienville St., Dauphine St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 2
Existing Use: Vacant Building **Square Number:** 144
Proposed Use: Multi-Family Residence **Lot Number:** 1, 2
Project Planner: Travis Martin (trlmartin@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 24, Section 24.13.G.3.B (iv) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a projecting sign with excessive area for an 87-unit multi-family dwelling.

Requested Waiver:

Article 24, Section 24.13.G.3.B (iv) – Zoning Districts Group 1

Required: 16 ft² maximum

Provided: 40 ft²

Waiver: 24 ft²



ITEM 3 – Docket Number: 048-17

Applicant or Agent: Marie Delavergne
Property Location: 1706 Valmont Street **Zip:** 70115
Bounding Streets: Valmont St., Dryades St., Jefferson Ave., Danneel St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 486
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.B.3 (a), Article 22, Section 22.8.B.1, Article 22, Section 22.11.D (1), and Article 22, Section 22.11.D (2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a parking pad in the front yard resulting in excessive impervious surface in the front yard.

Requested Waivers:**Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Impervious Surface in Front Yard**

Required: 40% maximum Provided: 65% Waiver: 25%

Article 11, Section 11.3.B.3 (a) – Parking Restrictions

Required: No front yard parking Provided: Front yard parking Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking Provided: Front yard parking Waiver: Front yard parking

Article 22, Section 22.11.D (1) – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D (2) – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard



C. BZA Dockets – Current Comprehensive Zoning Ordinance – New Business**ITEM 4– Docket Number: 053-17**

Applicant or Agent: Shelia A Cantrell
Property Location: 5626-5636 Eads Steet **Zip:** 70122
Bounding Streets: Eads St., Mendez St., Franklin Ave., Prentiss Ave.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 4407
Proposed Use: Single-Family Residence **Lot Number:** 7-A
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence in the front yard that is not at least fifty percent (50%) open. **(AFTER THE FACT)**

Requested Waiver:**Article 21, Section 21.6.N.1.a – General Fence Requirements**

Required: 50% open Provided: 20% Waiver: 30%

**ITEM 5 – Docket Number: 054-17**

Applicant or Agent: Misty Suri, Charles M. Oliver
Property Location: 1414 Calhoun Street **Zip:** 70118
Bounding Streets: Calhoun St., Pitt St., Exposition Blvd., Garfield St.
Zoning District: HU-RD2 Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 53
Proposed Use: Single-Family Residence
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition onto a single-family residence resulting in insufficient rear yard setback.

Requested Waiver:**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 15' Provided: 1'-1" Waiver: 13'-11"



ITEM 6 – Docket Number: 055-17

Applicant or Agent: Tony & Marie Tran
Property Location: 5043 E St Andrews Circle **Zip:** 70128
Bounding Streets: E. St. Andrew Cir., S. St. Andrew Cir., Par Four Dr., Longview Dr.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** C
Proposed Use: Single-Family Residence **Lot Number:** 78
Project Planner: Rachael Berg (rberg@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum interior side yard setback.

Requested Waiver:**Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback**

Required: 7'-1" Provided: 5' Waiver: 2'-1"

**ITEM 7 – Docket Number: 056-17**

Applicant or Agent: 1031 Orleans LLC, Dixon Jelic, Williams Architects
Property Location: 1031 Orleans Avenue **Zip:** 70116
Bounding Streets: Orleans Ave., N. Rampart St., St. Ann St., Burgundy St.
Zoning District: VCC-2, VCR-1
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Two-Family Residence **Square Number:** 102
Proposed Use: Two-Family Residence **Lot Number:** 11
Project Planner: Emily Hernandez (erhernandez@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building into a two-family residence with insufficient minimum lot area per dwelling unit.

Requested Waiver:**Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Area**

Required: 1,200 sf/du Provided: 916 sf/du Waiver: 284 sf/du



ITEM 8 – Docket Number: 057-17

Applicant or Agent: 1331 First LLC, John Williams
Property Location: 2358 Coliseum Street, 1331 First Street, **Zip:** 70130
 1333 First Street
Bounding Streets: First St., Coliseum St., Philip St., Chestnut St.
Zoning District: HU-RD1 Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 180
Proposed Use: Single-Family Residence **Lot Number:** 1-9
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.H.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a carport with excessive height.

Requested Waiver:**Article 21, Section 21.6.H.4 – Carport (Height)**

Required: 14' Provided: 17' Waiver: 3'

**ITEM 9 – Docket Number: 058-17**

Applicant or Agent: Kendra Home, Megan Bell
Property Location: 2719 Decatur Street **Zip:** 70117
Bounding Streets: Decatur St., Port St., Chartres St., St. Ferdinand St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 18
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Travis Martin (trlmartin@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) and Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient interior side yard and rear yard setbacks.

Requested Waivers:**Article 9, Section 9.3.A (Table 9-2) – Interior Side Yard Setback**

Required: 3'-0" Provided: 0'-0" Waiver: 3'-0"

Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback

Required: 20'-0" Provided: 0'-0" Waiver: 20'-0"



ITEM 10 – Docket Number: 059-17

Applicant or Agent: MMVNS LLC, Rebecca Miller
Property Location: 1812-1814 Martin Luther King, Jr. **Zip:** 70113
Bounding Streets: Martin Luther King, Jr. Blvd., Baronne St., Terpsichore St., Dryades St.
Zoning District: HU-MU Neighborhood Mixed-Use District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Building **Square Number:** 249
Proposed Use: Multi-Family Residence **Lot Number:** 7 or 5
Project Planner: Aspen Nero (asnero@nola.gov)

Request Citation: This request is for variances from the provisions of Article 12, Section 12.3.A.1 (Table 12-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family residence with insufficient minimum lot area per dwelling unit and insufficient off-street parking.

Requested Waivers:**Article 12, Section 12.3.A.1 (Table 12-2) – Minimum Lot Area**

Required: 4,000 ft² Provided: 1,864 ft² Waiver: 2,136 ft²

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements

Required: 4 (2 grandfathered) Provided: 0 Waiver: 2

**ITEM 11 – Docket Number: 060-17**

Applicant or Agent: Jewel Pichon
Property Location: 12601 Carmel Place **Zip:** 70128
Bounding Streets: Carmel Pl., Chatelain Dr., Lake Carmel Dr., Beauvoir Ct.
Zoning District: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 10
Proposed Use: Single-Family Residence **Lot Number:** 66
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum interior side yard setback and rear yard setback. **(AFTER THE FACT)**

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback**

Required: 7.6' Provided: 6.1' Waiver: 1.5'

Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback

Required: 22' Provided: 13' Waiver: 9'



ITEM 12 – Docket Number: 061-17

Applicant or Agent: Joel Ross, Latricia J. Tillman, Concordia
1515 Lafreniere Street, 3501 Gibson **Zip:** 70122

Property Location: Street, 3503 Gibson Street, 3505
Gibson Street

Bounding Streets: Gibson St., Sere St., Hamburg St., Lafreniere St.

Zoning District: S-RD Two-Family Residential District

Historic District: N/A **Planning District:** 4

Existing Use: Vacant Lot **Square Number:** 2317

Proposed Use: Two-Family Residence **Lot Number:** 18

Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot width and insufficient minimum lot area per dwelling unit.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50' Provided: 30' Waiver: 20'

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Required: 2,500 sf/du Provided: 1,650 sf/du Waiver: 850 sf/du

**ITEM 13 – Docket Number: 062-17**

Applicant or Agent: Jarrod J Broussard, Gregory J Hackenberg

Property Location: 4401 Loyola Ave, 2200 Napoleon Ave **Zip:** 70115

Bounding Streets: Napoleon Ave., Loyola Ave., Jena St., S. Liberty St.

Zoning District: HU-RD2 Two-Family Residential District

Historic District: Uptown **Planning District:** 3

Existing Use: Two-Family Residence **Square Number:** 544

Proposed Use: Two-Family Residence **Lot Number:** 1, 2

Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition onto a two-family residence, resulting in insufficient minimum rear yard setback.

Requested Waiver:**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 15' Provided: 8' Waiver: 7'



D. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 14 – Docket Number: 014-17

Applicant or Agent: Justin Schmidt, Frank Peterson, Rose Peterson
Property Location: 2257 Bayou Road **Zip:** 70119
Bounding Streets: Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Bed and Breakfast - Principal **Square Number:** 1192
Proposed Use: Bed and Breakfast - Principal **Lot Number:** G-6

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the interpretation of Article 21, Section 21.6.A.8 – Accessory Structures (Corner Yards).



ITEM 15 – Docket Number: 046-17

Applicant or Agent: Roofless, LLC, John Orgon
Property Location: 2126 Port Street **Zip:** 70115
Bounding Streets: Port St., N. Galvez St., Almonaster Ave., N. Miro St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: N/A **Planning District:** 2
Existing Use: Bar **Square Number:** 111
Proposed Use: Bar **Lot Number:** F

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that a non-conforming use may not be expanded.



ITEM 16 – Docket Number: 051-17

Applicant or Agent: Baumer Realty, Gary M Savelle
Property Location: 521-527 Harrison Avenue **Zip:** 70124
Bounding Streets: Harrison Ave, Louisville St, Bragg St, Louis XIV St
Zoning District: S-LB1 Suburban Lake Area Neighborhood Business District
Historic District: N/A **Planning District:** 5
Existing Use: Restaurant, Specialty **Square Number:** 230
Proposed Use: Retail Sales of Alcoholic Beverages **Lot Number:** 27, 28

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that a specialty restaurant on Middle Harrison Avenue can apply for a conditional use to serve alcohol for on-premises consumption.

**ITEM 17 – Docket Number: 052-17**

Applicant or Agent: Justin B. Schmidt
Property Location: N/A **Zip:** N/A
Bounding Streets: N/A
Zoning District: N/A
Historic District: N/A **Planning District:** N/A
Existing Use: N/A **Square Number:** N/A
Proposed Use: N/A **Lot Number:** N/A

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding Zoning Memorandum Z-17-06.

**E. Adjournment**